

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 15, AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning property located south of 7 Office Park Drive from “C-2” to “C-3” (Z-10031).</p>  <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p>          <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p>          <p style="text-align: center;"><b>FISCAL IMPACT</b></p>          <p style="text-align: center;"><b>RECOMMENDATION</b></p>          <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 0.502-acre property located south of 7 Office Park Drive is requesting that the property be reclassified from C-2, Shopping Center District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p> <p>The applicant proposed to rezone 0.502 acre of property from C-2 to C-3 to be incorporated into a large C-3 zoned development to the south. The property is located immediately south of 7 Office Park Drive.</p> <p>The property was previously rezoned C-2 with the larger tract property known as “The Office Park West Subdivision” and this small parcel is now contracted for sale to the applicant to be incorporated into the large C-3 zoned parcel to the south.</p> <p>The City’s Future Land Use Plan shows Commercial (C) for the requested area. A land use plan amendment will not be required.</p>
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**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their September 12, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations, registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.